



SHANTELL RICE

SENIOR HOUSING DEVELOPER AND FINANCIAL ANALYST

CURRENT ROLES AND RESPONSIBILITIES

BEACON DEVELOPMENT GROUP (February 2022-present)

Senior Housing Developer & Financial Analyst

As senior housing developer, Shantell manages a variety of publicly funded projects for clients at Beacon. She oversees all aspects of development, working closely with clients and project teams on assembling financing, design development, budgets, construction and project close-out. In addition, Shantell acts as financial analyst to multiple projects focusing on analysis, underwriting, and feasibility.

PAST PROFESSIONAL EXPERIENCE

U.S. Bancorp Community Development Corporation (2011-2021)

Shantell led the underwriting and closing of both equity investments and debt transactions, closing \$300M+ in equity with \$200M+ in debt in fourteen states. She became well versed in structuring equity investments with debt capital stacks consisting of tax-exempt and taxable bonds, and financing from HUD and local municipalities.

Capmark Financial Group (2011-2007)

Shantell was an investor relations manager for a tax credit syndicator. In this role, she monitored and reported on the performance of equity funds to institutional investors. She was the liaison between investors and internal team members, and prepared key financial forecasts and written documents to assist in the raising of equity.



REPRESENTATIVE PROJECTS

THE HOUSING AUTHORITY OF SKAGIT COUNTY FAMILY HOUSING, Mount Vernon, WA

HASC Family Housing, new construction of 50 apartment units for farmworkers and their families with 9% tax credits, WA State Housing, Federal Home Loan Bank and Skagit County funds.

EL CENTRO DE LA RAZA, South Seattle, WA

80 – 100 units in South Seattle with a day care facility and community space.

EDUCATION & COMMUNITY ENGAGEMENT

UNIVERSITY OF COLORADO: Master of Business Administration

UNIVERSITY OF OREGON: Bachelor of Arts, Journalism and Communications

LOW INCOMING HOUSING INSTITUTE (LIHI): Board Member